



LA VERKIN CITY PLANNING COMMISSION

Regular Meeting

Wednesday, March 11, 2015 6:00pm

City Council Chambers, 111 South Main Street

LaVerkin, Utah 84745

Present: Chair Anna Andregg; Commissioners: Hugh Howard, Karl Benson and Allen Bice;
Staff: Derek Imlay, Kyle Gubler and Christy Ballard; **Public:** Richard Hirschi.

Commissioner Kelly Wilson and Kevin Bennett have been excused.

- I. Call to Order:** Chair Anna Andregg called the meeting to order at 6:01pm. The Invocation and Pledge of Allegiance was given by Hugh Howard.

II. Approval of Minutes:

Commission may approve the minutes of the February 11, 2015 regular meeting.

Motion was made by Commissioner Karl Benson to approve the February 11, 2015 regular meeting minutes as written, second by Commissioner Hugh Howard. Andregg-yes, Howard-yes, Bice-yes, Benson-yes. Motion carried unanimously.

III. Approval of the Amended Agenda

Motion was made by Commissioner Allen Bice to approve the amended agenda as written, second by Commissioner Hugh Howard. Benson-yes, Bice-yes, Andregg-yes, Howard-yes. Motion carried unanimously.

IV. Reports:

1. Beautification/Trails Committee-Commissioner Bice reported they are moving forward with their projects.
2. Director of Operations- Derek reported the 2015 Road Maintenance Project begins tomorrow. It will cover Riverwood Phase I, II, and a small portion of 195 W. Sunset View Estates should be going to the next City Council meeting for preliminary approval. The contractor thinks the project will take about 2 months to finish the subdivision and 400 North.
The irrigation is in but not fully pressurized because of minor breaks. They should be fixed and the line fully pressurized by Friday.

V. Business:

1. Presentation and discussion on Cherry Orchard Phase III with possible setting of a public hearing for April 8, 2015.

Derek explained the location of this project. It started in 2006 and got all the way to final approval when the economy crashed and that is where it stayed. Due to the length of time the project has been setting, the subdivision needs to start over with the Planning Commission and City Council. The contractor has finalized the punch list the City had to get to this point.

The construction drawings are complete and they will bring the preliminary plat and the final plat for approval to the next Planning Commission meeting if the Commissioners schedule the public hearing for April 8th.

Commissioner Andregg asked if there were any issues with the easements.

Derek replied no issues, Kevin and the engineer have verified everything.

Commissioner Benson asked about the drainage, especially on the east side of the street.

Derek explained there are a couple of drain boxes that go to an 18" culvert and connect to the City drain line on 200 North and then go on to State Street.

There is also a drain box on 300 North, where the subdivision ends, that runs south and drops into the 18" culvert that runs to 200 North and then to State Street.

The soils engineer will be the one to determine how the water will get from the lots to the drain boxes and John will review that report when building permits are pulled.

There was a discussion on the current requirements for manufactured homes. The City doesn't have to allow singlwide trailers but they do have to allow manufactured homes. They just have to meet the City Code requirements.

In the Master Plan, 300 North continues west but Derek doesn't think that will happen until the Iverson's subdivide their property.

Motion was made by Commissioner Karl Benson to set the public hearing for Cherry Orchard Phase III subdivision for April 8, 2015, second by Commissioner Hugh Howard. Howard-yes, Andregg-yes, Bice-yes, Benson-yes. Motion carried unanimously.

2. Presentation and discussion on the Cottonwood Hollow Road Improvement project with possible setting of a public hearing for April 8, 2015.

Derek explained the Washington County School District is extending Main Street past the school property to the far north side. They will also put in a road from SR17.

Interstate Rock will be doing the project as part of the purchasing agreement.

The public hearing will be to approve the construction drawings and the preliminary plat, which will separate the School District's property from Interstate Rock's property so the project can start. Once the work has been completed and the bonds are in place they will come back for approval on the final plat. The roads will be 60-foot roads and will be turned over to the City.

Commissioner Andregg would still like to move forward with the City zoning at the April meeting.

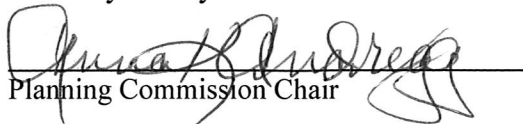
She reminded the Commissioners to decide what type of businesses they would allow in the proposed transition zone on the four large lots discussed in the January meeting.

Motion was made by Commissioner Hugh Howard to set the public hearing for the Cottonwood Hollow Road Improvement project for April 8, 2015, second by Commissioner Karl Benson. Benson-yes, Bice-yes, Andregg-yes, Howard-yes. Motion carried unanimously.

VI. Adjourn:

Motion was made by Commissioner Allen Bice to adjourn, second by Commissioner Hugh Howard. Howard-yes, Andregg-yes, Bice-yes, Benson-yes. Motion carried unanimously at 6:27pm.

Minutes taken on behalf of the City Recorder by Christy Ballard.


Planning Commission Chair

4-8-15
Date Approved